



CITY OF MORGAN HILL  
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## PLANNING COMMISSION

TUESDAY, FEBRUARY 12, 2008

CITY COUNCIL CHAMBERS  
CIVIC CENTER  
17555 PEAK AVENUE  
MORGAN HILL, CA 95037

### COMMISSIONERS

CHAIR ROBERT L. ESCOBAR  
VICE-CHAIR SUSAN KOEPP-BAKER  
COMMISSIONER H. GENO ACEVEDO  
COMMISSIONER ROBERT J. BENICH  
COMMISSIONER MIKE R. DAVENPORT  
COMMISSIONER JOSEPH H. MUELLER  
COMMISSIONER WAYNE TANDA

REGULAR MEETING - 7:00 P.M.

\*\*\* A G E N D A \*\*\*

### NOTICE TO THE PUBLIC

*The following policies shall govern the conduct of the Planning Commission meetings:*

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes*

## PLANNING COMMISSION MEETING AGENDA

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### **DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

#### **OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

**MINUTES:** January 22, 2008

#### **PUBLIC HEARING:**

- 1) **ZONING AMENDMENT, ZA-07-09/SUBDIVISION, SD-07-05/ DEVELOPMENT AGREEMENT, DA-07-02: CORY-HABITAT FOR HUMANITY:** A request to amend a precise development plan, approve a subdivision map and development agreement for a .52-acre site zoned R-2 3,500/Residential Planned Development. The site is located on the east side of Cory Ave. approximately 80 ft. south of San Luis Way. (APN 817-31-053)

**Recommendation:** Open Public Hearing/Continue requests to the February 26, 2008 meeting.

- 2) **DEVELOPMENT AGREEMENT AMENDMENT, DAA-05-06B/DEVELOPMENT SCHEDULE AMENDMENT, DSA-07-10: GINGER-CUSTOM ONE:** A request to amend the development agreement and development schedule for a five-unit single-family residential development proposed on a 1.23-acre site located on the southeast corner of the intersection of Rose Lane and Ginger Way. A 6-8 month extension of time is requested. (APN 726-36-056)

**Recommendation:** Open Public Hearing/Adopt Resolutions with recommendation to forward to City Council for approval.

- 3) **VARIANCE, VAR-07-01: LONE HILL-SOUTH VALLEY DEVELOPERS:** A request for a variance to the minimum lot size in conjunction with a proposed tentative parcel map for an approximately 1.93-acre site zoned R2-3,500 RPD. The site is located adjacent to the northern terminus of Lone Hill Dr. (APN 767-12-045)

**Recommendation:** Open Public Hearing/Review and consider granting approval of variance at a future hearing.

- 4) **UP-07-05: VINEYARD-BETH-EL BAPTIST CHURCH:** A request for approval of a conditional use permit to allow for a 10,086 sq. ft. church to be constructed and operated on a 1.44-acre parcel located on the southwest corner of the intersection of Vineyard Blvd. and Vineyard Ct. in the Light Industrial zoning district. The proposed project is exempt from further environmental review pursuant to CEQA section 15303 (c) New Construction of Small Structures. (APN 817-05-076)

**Recommendation:** Open Public Hearing/Adopt Resolution approving request.

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### **5) RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) QUARTERLY REPORT:**

Quarterly review of the progress of residential projects that have been awarded building allocations under the City's Residential Development Control System (RDCS).

**Recommendation:** Approve report, with recommendation to forward to the City Council for approval.

### **ANNOUNCEMENTS:**

- Joint Architectural Review Board /Planning Commission Workshop on February 21, 2008.

### **UPCOMING AGENDA ITEMS FOR THE FEBRUARY 26, 2008 MEETING:**

- Approval of final RDCS scores and the award and distribution of building allocations according to housing types
- Cultural Resources Ordinance

### **CITY COUNCIL REPORTS**

### **ADJOURNMENT**

#### **SPEAKER CARD**

*IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.*

#### **NOTICE**

#### **AMERICANS WITH DISABILITY ACT (ADA)**

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

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**NOTICE**

*NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

**NOTICE**

*The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*